

WHEN RECORDED, MAIL TO:  
Benjamin Powell  
4710 South 700 East #22  
Murray, UT 84107

12034686  
4/21/2015 4:21:00 PM \$12.00  
Book - 10316 Pg - 7553-7554  
Gary W. Ott  
Recorder, Salt Lake County, UT  
NORTH AMERICAN TITLE LLC  
BY: eCASH, DEPUTY - EF 2 P.

**WARRANTY DEED**

Allen A. Nelson grantor

hereby CONVEY and WARRANT to

Benjamin Powell, a single man grantee

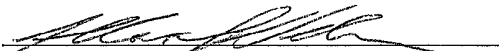
for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Tax ID No.: 22081020230000

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

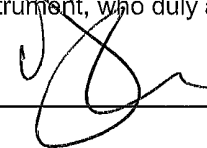
WITNESS the hand of said grantor, this 21st day of April, 2015.

  
Allen A. Nelson

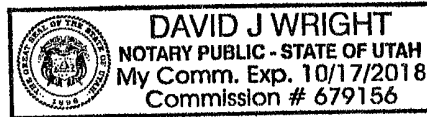
STATE OF Utah

COUNTY OF Davis

On the 4/21/15, personally appeared before me Allen A. Nelson, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/17/18



**Exhibit "A"**  
**(Legal Description)**

Unit 22, in Building 6, contained within the Mount Vernon Cove Condominiums, A Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah. Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

The following is shown for information purposes only: 22-08-102-023

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ALTA Commitment (6-17-06)

